166.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,700 / 741,700
					USE VALUE:	741,700 / 741,700
					ASSESSED:	741,700 / 741,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARKEY EDWARD F--ETAL
Owner 2:	SHARKEY MONIQUE L
Owner 3:	
Street 1:	22 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,036 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6036.000	320,400	500	420,800	741,700
Total Card	0.139	320,400	500	420,800	741,700
Total Parcel	0.139	320,400	500	420,800	741,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.61 | /Parcel: 381.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109938

GIS Ref

GIS Ref

Insp Date 08/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0002-0009.0

!12860!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,400	500	6,036.	420,800	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	253,000	500	6,036.	420,800	674,300	674,300	Year End Roll	1/3/2019
2018	101	FV	264,500	500	6,036.	372,700	637,700	637,700	Year End Roll	12/20/2017
2017	101	FV	264,500	500	6,036.	312,600	577,600	577,600	Year End Roll	1/3/2017
2016	101	FV	264,500	500	6,036.	312,600	577,600	577,600	Year End	1/4/2016
2015	101	FV	249,400	500	6,036.	270,500	520,400	520,400	Year End Roll	12/11/2014
2014	101	FV	249,400	500	6,036.	261,500	511,400	511,400	Year End Roll	12/16/2013
2013	101	FV	249,400	500	6,036.	248,800	498,700	498,700		12/13/2012

PRINT

Date	Time
12/11/20	02:53:29

LAST REV

Date	Time
12/02/20	10:45:21
jorourke	
12860	

USER DEFINED

Prior Id # 1:	109938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13833-107		11/1/1979		76,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1091	Siding	11,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2018	Inspected	BS	Barbara S
8/3/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Inspected	163	PATRIOT
12/22/2008	Measured	294	PATRIOT
2/18/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6036		Sq. Ft.	Site		0	70.	1.00	8									420,758						420,800	

Total AC/HA: 0.13857 | Total SF/SM: 6036 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,758 | Spl Credit | Total: 420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25082397
Const Adj.:	1.00969899
Adj $ / SQ:	157.869
Other Features:	73250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464366
Depreciation:	143953
Depreciated Total:	320412

COMMENTS

INSIDE OLD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

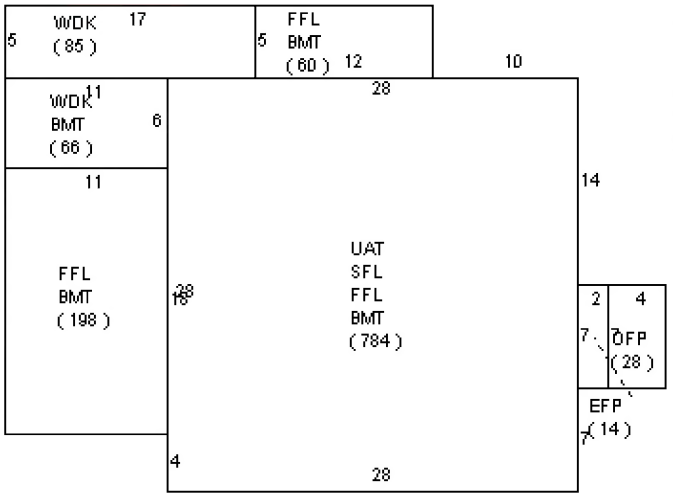
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.66
Special Features:	0	Val/Su Net:	98.74
Final Total:	320400	Val/Su SzAd	183.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,108	47.360	52,476
FFL	First Floor	1,042	157.870	164,500
SFL	Second Floor	706	157.870	111,393
UAT	Upper Attic	196	83.360	16,338
WDK	Deck	151	12.740	1,924
OFP	Open Porch	28	44.430	1,244
EFP	Enclos Porch	14	73.300	1,026

	Net Sketched Area:	3,245		Total:	348,901
Size Ad	1747.5999	Gross Are	3911	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	RRM	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X14	A	AV	1960	4.31	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc